

## ?Legal or Illegal?

### KEY

Essential Question: How does the Washington State Landlord Tenant Law apply to real situations?

DIRECTIONS: Using your knowledge of Washington State Landlord Tenant law tell whether the action is legal or illegal and defend your answer by explaining the portion of the law which applies.

### LANDLORD TENANT LAW

1. The landlord appears in your apartment unannounced to check smoke coming from your apartment. **Legal - This is not a routine inspection and the landlord had the right to protect the property.**
2. You are charged damages, \$5 each, for eight cigarette burns in your living room carpet. They were there when you moved in, but you did not place them on your check list. **Legal - They were not on the damage card so the landlord can charge you if they are not noted.**
3. Your landlord collects \$200 damage deposit and shakes your hand agreeing to the day you can move in and the amount of rent you will pay. There is no written agreement or receipt. **Illegal - A deposit requires a written agreement, a receipt and information about how you may get the deposit back.**
4. The neighbor boy broke your bedroom window two weeks ago while he was playing baseball across the street. The landlord said he will get to it, but he is too busy now. **Illegal - The landlord has ten days to begin general repairs.**
5. Your friend comes to visit for summer vacation and moves in with you. The landlord hands you a bill for \$140 at the end of the month. **Legal - If someone moves in with you they become a tenant. The landlord has a right to charge rent.**
6. Your landlord gives you notice to vacate because she wants her niece to live in your apartment. You have twenty-days to find a new place. **Legal - both the landlord and the tenant must give twenty days notice for the renter to move out.**
7. There was a family emergency and you had to go away for two months. You forgot to pay rent and when you return everything you own has been moved from your apartment and sold. **Legal - The property is considered abandoned when**

the tenant has not lived in the property and is behind in the rent. The landlord must wait 45 days before selling the property.

8. You make repairs to the leaking kitchen sink because your landlord has let it go for a month. You deduct \$25 from your rent the next month to cover parts needed in the repair. **Legal- The tenant must give the landlord notice that repairs are needed, wait the appropriate number of days and then may make repairs and deduct from the rent. Check the law for specific guidelines.**
9. Some friends of friends show up and have a LOUD Superbowl party. Your rental agreement says no excessive noise. The landlord wakes you up the next morning at 6am and gives you three days notice to leave. **Legal - You are being a nuisance and you have three days to move.**
10. It is the third of the month and rent is due on the first. You walk into the apartment office to pay and the landlord says "this is the second time you have been late. Find another place to live and be out by this time next month."  
**Illegal If the tenant pays all the rent the landlord must accept it and not evict.**
11. You are 18 and the landlord sees a six-pack of beer on your kitchen table while he is inspecting. She gives you three days notice to vacate. **Legal - MIP is against the law.**
12. Your electricity goes out on Thursday afternoon and the landlord asks you to leave for the weekend so he will have until Monday to get it fixed. **Illegal - The landlord has 24 hours to begin making the repairs.**
13. You leave your apartment "sparkling clean" upon checkout and your landlord still refuses to return your cleaning fee. **Legal - Fees are non-refundable.**
14. You are behind in the rent and have told your landlord you will pay as soon as you get paid, probably next month. He changes the lock while you are away and refuses to give you a key until you pay up. **Illegal - The landlord cannot lock you out. He can evict you for not paying rent.**
15. You are gone for Christmas vacation and your kitchen pipes freeze and burst. The water ruins your kitchen floor and the kitchen floor of the apartment next to you. When you return your landlord has replaced the floors and gives you a bill for \$8500. **Legal - You need to maintain the dwelling while you are living there. Just because the weather is cold or you are on vacation does not mean you are not responsible.**